

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Marcie Nolan, AICP, Acting Development Services Director/(954) 797-1101

**PREPARED BY:** David M. Abramson, Acting Planning and Zoning Manager

**SUBJECT:** Site Plan Application: SP 2-6-07/07-59/Han-Mi Baptist Church/Generally located 660' south of Southwest 20th Street, on the east side of Flamingo Road

**AFFECTED DISTRICT:** District 3

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** SP 2-6-07/07-59/Han-Mi Baptist Church

**REPORT IN BRIEF:**

The subject site is 4.70 net acres (204,556 sq. ft.) in size and is located 660' south of Southwest 20th Street, on the east side of Flamingo Road. The proposed site plan consists of a one-story House of Worship consisting of approximately 9,983 sq. ft. on the subject site. A public sidewalk has been proposed outside of the subject site's western boundary line, parallel to Frontage Road. Pedestrian access to and from this sidewalk is through an internal path along the entrance drive. Additionally, a sixteen (16) foot drop-off lane has been proposed along the front (southern side) of the House of Worship.

The proposed vehicular access into the subject site is via one (1) opening. This opening is off Frontage Road through a 50' Non-Vehicular Access Line (NVAL) along western boundary line. Vehicular traffic within the center portion of the subject site will maneuver through two-way parking aisles on the eastern side of the building.

The architecture of the proposed House of Worship reflects a modern design including clean horizontal/vertical lines. The building's material consists of metal louvers, metal overhangs, and a standing seam metal roof. A portion of the roof is designed to be flat while the other half is angled to the southern side of the building where a metal overhang with columns stretches over a drop-off lane. Aluminum frames with glass storefront doors and windows are equally spaced along all elevations. The proposed vehicular access into the subject site is via two (2) openings. The first opening (the main access point) is located along University Drive (western boundary line), while the second opening is located along the Southwest 78th Avenue (eastern boundary line). After

vehicular traffic enters, it may maneuver thru two-way parking aisles around the proposed building that is centrally situated on the subject site.

The proposed one-story House of Worship can be considered compatible with the existing community facilities and residential properties located along Flamingo Road.

**PREVIOUS ACTIONS:**

At the January 2, 2008 Town Council meeting, site plan application (SP 2-6-07, Han-Mi Baptist Church) was tabled to the January 16, 2008 meeting. (**Motion carried 4-0, Councilmember Starkey was absent**)

**CONCURRENCES:**

Mr. Breslau made a motion, seconded by Vice-Chair Engel, to approve subject to the following changes to the design: 1) all handicapped spaces will be connected to the sidewalks; 2) the applicant will re-examine the radius of the porte-cochere driveway to determine if the radius could be tightened so that the west exit might potentially be moved further east and away from the exit of the property; 3) on the landscaping, the applicant will add three Fox-Tail Palms, at 20-foot height on the north end of the property near the building and increase the size of the four Fox-Tails shown on the east side of the building up to 20-feet; 4) most importantly, the applicant will delete the corrugated metal panels on the wedge raised portion of the roof elevation and replace it with glass and with actual louvers, not metal panels; and 5) the perimeter berm on the west side of the property shall be adjusted to be consistent with the perimeter berm of the adjacent property owner to the north. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – no; Mr. Venis – yes. (**Motion carried 4-1**)

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):**

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final site plan approval:

1. Provide letters of no objection from the Town of Davie Utilities Operations and City of Sunrise.
2. Provide manufacture paint color names/numbers on the exterior elevation sheets.
3. Reduce the font size of all the numbers along the perimeter of the photometric plan.
4. Provide the location of the proposed free-standing size.

5. Provide a letter from each of the agencies below ensuring Town of Davie concurrency will be met with the proposed development prior of issuance of any building permit:
  - a. Potable Water: *Applicable Utilities Department*
  - b. Sanitary Sewer: *Applicable Utilities Department*
  - c. Transportation: *Engineering Division*
  - d. Drainage System: *Applicable Water Control District*
  - e. Recreation: *Parks and Recreation Department*
  - f. Solid Waste: *Applicable Waste Management Company*
  - g. Police: *Police Department*
  - h. Fire: *Fire Department*
  - i.

**Attachment(s):** Planning Report, Site Plan

**Exhibit “A”****Application:** SP 2-6-07/07-59/Han-Mi Baptist Church**Original Report Date:** 12/5/07**Revision(s):**

12/13/07

**Phone:** (954) 349-2448**Phone:** (954) 680-6533

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**Background Information****Application Request:** The petitioner requests site plan approval for a House of Worship**Address:** 2150 Flamingo Road**Location:** Generally located 660’ south of Southwest 20<sup>th</sup> Street, on the east side of Flamingo Road**Future Land Use Plan Map:** Residential 1 DU/Acre**Existing Zoning(s):** CF, Community Facility District**Existing Use(s):** Vacant**Parcel Size:** 4.70 net acres (204,556 sq. ft.)**Proposed Use(s):** One-story House of Worship consisting of approximately 9,983 sq. ft.**Proposed Density:** n/a

		<b><u>Surrounding Land</u></b>	
		<b><u>Use</u></b>	<b><u>Plan Map</u></b>
		<b><u>Designation(s):</u></b>	
<b>North:</b>	V.I. Pet Resort	Residential	1
DU/Acre			
<b>South:</b>	Vacant	Residential	1
DU/Acre			
<b>East:</b>	Paradise Pines	Residential	1
DU/Acre			
<b>West:</b>	Vacant	Residential	1
DU/Acre			

	<b><u>Surrounding Zoning(s):</u></b>
<b>North:</b>	A-1, Agricultural District
<b>South:</b>	A-1, Agricultural District
<b>East:</b>	A-1, Agricultural District
<b>West:</b>	A-1, Agricultural District

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## **Zoning History**

**Related zoning history:**

**Previous requests on same property:**

**Concurrent Request(s) on same property:**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code (Section 12-24 (J)(5))*, the CF, Community Facility The CF District is intended to implement the community facilities classification of the Town of Davie Comprehensive Plan by providing areas for location of community facilities.

*Land Development Code (Section 12-83)*, Conventional Nonresidential Development Standards, CF, Community Facilities District, requires the following minimums: lot area of 43,560 square feet, frontage of 100 feet, front setback of 50 feet, side and rear setbacks of 25 feet, maximum building height of 35 feet, and 30 percent minimum open space.

*Land Development Code (Section 12-208 (A)(5))*, requirements for off-street parking, for churches; One (1) space for each thirty (30) square feet of auditorium or chapel area, plus one (1) space for each Sunday School classroom.

*Land Development Code (Section 12-205 (5))*, requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

*Land Development Code (Section 12-107)*, site landscaping requirements for commercial and industrial districts over twenty thousand square feet.

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## **Comprehensive Plan Considerations**

### **Planning Area:**

The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

### **Broward County Land Use Plan:**

The subject site falls within Flexibility Zone 100.

### **Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Policy 5-2:* The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

*Future Land Use Element, Land Use Compatibility and Community Appearance, Policy 17-1:* Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

*Future Land Use Plan, Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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## Application Details

1. *Site:* The subject site is 4.70 net acres (204,556 sq. ft.) in size and is located 660' south of Southwest 20<sup>th</sup> Street, on the east side of Flamingo Road. The proposed site plan consists of a one-story House of Worship consisting of approximately 9,983 sq. ft. on the subject site. A public sidewalk has been proposed outside of the subject site's western boundary line, parallel to Frontage Road. Pedestrian access to and from this sidewalk is through an internal path along the entrance drive. Additionally, a path has been placed on the eastern side of the building to provide pedestrian access to vehicular parking spaces. The proposed site plan illustrates one (1) dumpster enclosure with concrete walls and a CPTED gate at the rear (northern side) of the building. Lastly, a sixteen (16) foot drop-off lane has been proposed along the front (southern side) of the House of Worship.
2. *Architecture:* The architecture of the proposed House of Worship reflects a modern design including clean horizontal/vertical lines. The building's material consists of metal louvers, metal overhangs, and a standing seam metal roof. A portion of the roof is designed to be flat while the other half is angled to the southern side of the building. A metal overhang with columns stretches over a drop-off lane. Aluminum frames with glass storefront doors and windows are equally spaced along all elevations.
3. *Access and Parking:* The proposed vehicular access into the subject site is via one (1) opening. This opening is off Frontage Road through a 50' Non-Vehicular Access Line (NVAL) along western boundary line. Vehicular traffic within the center portion of the subject site will maneuver through two-way parking aisles on the eastern side of the building.

The proposed site plan meets code requirements by providing (107) standard parking spaces, (22) stabilized grass parking spaces, and (4) handicapped spaces for a total of (133) spaces. Additionally, the vehicular use area (VUA) consists of 54,820 square feet or approximately 27% of the total subject site area.

4. *Lighting:* The lighting design meets Land Development Code requirements, not exceeding the maximum foot-candles of 1 at the property lines. Additionally, the petitioner is proposing a Washington Decorative Pole similar to the Sternberg Decorative Poles along Davie Road within the vehicular parking area.
5. *Signage:* Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit.

6. *Landscaping:* The petitioner's proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and CF, Community Facility District. The landscape plan indicates Cocoplum Hedge, Green Buttonwood, Live Oak, Slash Pine, Satin Leaf, Silver Button Wood, Blue Flowering Plumago, and Crepe Myrtle. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle is a maximum of thirty-six (36) inches in height.



7. *Drainage:* Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit. In attempts to meet drainage requirements, the petitioner has proposed a 14,430 sq. ft. pond in southeastern portion of the subject site. This drainage area will also act as a buffer from the existing and future residential uses abutting the southeastern portion of the subject site.
8. *Trails:* The Peaceful Ridge Trail is located along Flamingo Road (Frontage Road) and Southwest 121<sup>st</sup> Avenue right-of-way adjacent to the subject site. This trail will accommodate leisure activities to and from the subject site and will also provide access numerous Davie parks and other trails.
9. *Flexibility Rule:* The petitioner is not proposing to utilize the Flexibility Rule in accordance with this site plan application.
10. *Waiver Request(s):* The petitioner is not requesting any waivers in accordance with this site plan application.
11. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire.
12. *Compatibility:* The proposed one-story House of Worship can be considered compatible with the existing community facilities and residential properties located along Flamingo Road.

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### **Significant Development Review Agency Comments**

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

#### **Engineering Division:**

1. Provide additional 11 ft road right-of-way and construct concrete sidewalk along the Frontage road.
2. Provide 12 ft utility easement adjacent to the new road right-of-way.

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Community Room on May 14, 2007 and May 16, 2007. Attached is the petitioner's Citizen Participation Report.

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### Staff Analysis

The petitioner's site design meets the intent of the CF, Community Facility District. The propose site plan is consistent with the Comprehensive Plan and Future Land Use Plan Map designation of Residential 1 DU/Acre.

Staff finds that the site plan complies with the general purpose of the proposed CF, Community Facility District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and parking requirements. The proposed site plan can be considered compatible with the existing community facilities and residential properties located along Flamingo Road.

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### Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final site plan approval:

6. Provide letters of no objection from the Town of Davie Utilities Operations and City of Sunrise.
7. Provide manufacture paint color names/numbers on the exterior elevation sheets.
8. Reduce the font size of all the numbers along the perimeter of the photometric plan.
9. Provide the location of the proposed free-standing size.
10. Provide a letter from each of the agencies below ensuring Town of Davie concurrency will be met with the proposed development prior of issuance of any building permit:
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  - b. Sanitary Sewer: *Applicable Utilities Department*
  - c. Transportation: *Engineering Division*
  - d. Drainage System: *Applicable Water Control District*
  - e. Recreation: *Parks and Recreation Department*
  - f. Solid Waste: *Applicable Waste Management Company*
  - g. Police: *Police Department*
  - h. Fire: *Fire Department*

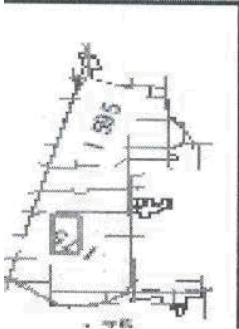
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At the January 2, 2008 Town Council meeting, site plan application (SP 2-6-07, Han-Mi Baptist Church) was tabled to the January 16, 2008 meeting. (**Motion carried 4-0, Councilmember Starkey was absent**)

*File Location: P&Z\Development Applications\Applications\SP\_Site Plan\SP\_07\SP 2-6-07 Hanmi Baptist Church*

**Exhibit 1 (*Mail-out Map*)**







## Exhibit 2 (Mail-out)

SP 2-6-07  
BENCIVENGA,MICHAEL & ROSINA  
12001 ASHFORD LN  
DAVIE FL 33325-5239

SP 2-6-07  
BRAHAM,DARRELL & MARGARET  
11980 SW 22 CT  
DAVIE FL 33325

SP 2-6-07  
CARTER,JOHN T &  
CARTER,JEANNETTE K  
12000 ASHFORD LN  
DAVIE FL 33325-5236

SP 2-6-07  
CHICCONE,MICHAEL J & E G  
2141 SW 120 TER  
DAVIE FL 33325

SP 2-6-07  
DIEGUEZ,CHARLES H  
12040 ASHFORD LANE  
DAVIE FL 33325-5236

SP 2-6-07  
EVERGLADES BOTANICAL SERV  
2075 S FLAMINGO RD  
DAVIE FL 33325

SP 2-6-07  
FLORIDA POWER & LIGHT CO  
ATT: PROPERTY TAX DEPT  
PO BOX 14000  
JUNO BEACH FL 33408-0420

SP 2-6-07  
GILMORE,JOHN N & HYE SUK  
12490 SW 20 ST  
DAVIE FL 33325

SP 2-6-07  
HAMLET OF DAVIE HMWNRS ASSN INC  
PO BOX 770850  
CORAL SPRINGS FL 33077-0866

SP 2-6-07  
KELLNER DEV INC  
10462 HARRIER ST  
DAVIE FL 33324

SP 2-6-07  
BERGER,MARLENE  
BERGER,LAWRENCE  
11925 SW 22 CT  
DAVIE FL 33325-5203

SP 2-6-07  
BRAVERMAN,FELIX & MONICA  
KAUFER  
2130 SW 119 TR  
DAVIE FL 33325

SP 2-6-07  
CASTANO,FRANCIS F & CLARA I  
2100 SW 127 AVE  
DAVIE FL 33325

SP 2-6-07  
CRONE,JOHN  
2190 SW 119 TER  
DAVIE FL 33325

SP 2-6-07  
DODDS,MARK R &  
DODDS,ANAT  
1431 SW 106 TERR  
DAVIE FL 33324

SP 2-6-07  
FEIJOO,RICARDO & SUSAN  
11975 SW 22 CT  
DAVIE FL 33325

SP 2-6-07  
FOSTER,JOHN W N & INGRID M  
12080 ASHFORD LN  
DAVIE FL 33325-5236

SP 2-6-07  
HAMLET HOMEOWNERS ASSN INC  
% PRO COMM MGMT INC  
786 BLANDING BLVD #118  
ORANGE PARK FL 32065

SP 2-6-07  
HAN-MI BAPTIST CHURCH INC  
848 GARDEN CT  
PLANTATION FL 33317

SP 2-6-07  
KELLY,JOHN &  
KELLY,MARCY  
12025 SW 22 CT  
DAVIE FL 33325-5245

SP 2-6-07  
BERNAL-CARLO,RUTH &  
RODRIGUEZ,ALDO  
12081 ASHFORD LANE  
DAVIE FL 33325

SP 2-6-07  
CARO,GEORGE &  
CARO,DEBRA  
12010 SW 22 CT  
DAVIE FL 33325

SP 2-6-07  
CHAMPION-ROBINSON,JOAN  
12040 SW 22 CT  
DAVIE FL 33325-5244

SP 2-6-07  
DIBIASE,DOROTHY FAM LTD  
PARTNERSHIP  
PO BOX 780  
LYNNFIELD MA 01940

SP 2-6-07  
EVERGLADES BOTANICAL LC  
2075 S FLAMINGO RD  
DAVIE FL 33325

SP 2-6-07  
FLORIDA DEPT OF TRANSPORTATION  
OFFICE OF RIGHT OF WAY  
3400 W COMMERCIAL BLVD  
FORT LAUDERDALE FL 33309-3421

SP 2-6-07  
GARCIA,ART A &  
GARCIA,LOURDES  
11881 ASHFORD LANE  
DAVIE FL 33325

SP 2-6-07  
HAMLET HOMEOWNERS ASSN INC  
% PRO COMM MGMT INC  
786 BLANDING BLVD #118  
ORANGE PARK FL 32065

SP 2-6-07  
HURLEY,ARTHUR J & SUSAN M &  
HURLEY,JASON A ETAL  
3500 SW 121 AVE  
DAVIE FL 33330

SP 2-6-07  
KIDD,WALTER A  
876 NW 135 TER  
PEMBROKE PINES FL 33028

**SP 2-6-07**  
KLATMAN,MARK J &  
TRANFA,TRACY L  
2181 SW 120 TER  
DAVIE FL 33325

**SP 2-6-07**  
L & M ESTATES INC  
11200 SW 3 ST  
DAVIE FL 33325

**SP 2-6-07**  
LEZCANO,MIRTA  
11941 ASHFORD LANE  
DAVIE FL 33325-5238

**SP 2-6-07**  
LICATA,MAUREEN  
12520 SW 20 ST  
DAVIE FL 33325-5802

**SP 2-6-07**  
LOUBRIEL,ETHAN  
PECK,GRETE AMY  
2221 SW 120 TER  
DAVIE FL 33325-5210

**SP 2-6-07**  
MARTIN,BARBARA REV LIV TR  
11940 ASHFORD LANE  
DAVIE FL 33325-5235

**SP 2-6-07**  
MAY,PHILIP A  
11981 ASHFORD LANE  
DAVIE FL 33325-5238

**SP 2-6-07**  
MCINTYRE,LESTER &  
MCINTYRE,LOURICE  
11950 SW 22 CT  
DAVIE FL 33325-5201

**SP 2-6-07**  
MCKERCHIE,TERRY W & K-LYNN K  
2160 SW 119 TER  
DAVIE FL 33325

**SP 2-6-07**  
MIELE-SIMONSON ESTATES HOA  
% SIMONSON REAL ESTATE  
HOLDING  
931 HARRISON ST  
HOLLYWOOD FL 33019-1622

**SP 2-6-07**  
MOSES FAMILY LTD PRTR  
D/B/A ROOM TO GROW ACADEMY  
2799 NW 55 AVE  
LAUDERHILL FL 33313

**SP 2-6-07**  
PARADISE PINES HOMEOWNERS  
ASSOCIATION INC  
PO BOX 550274  
DAVIE FL 33355

**SP 2-6-07**  
PHILIPSON,BARON D & LAURIE  
652 NW 133 DR  
DAVIE FL 33325

**SP 2-6-07**  
QUINLIVAN,JOYCE E REV TRUST  
QUINLIVAN,M R & QUINLIVAN,S M TR  
3141 DEAN CT #704  
MINNEAPOLIS MN 55416-5512

**SP 2-6-07**  
RASCHE LIV TR  
RASCHE,JAMES J & RASCHE,LINDA  
11980 ASHFORD LANE  
DAVIE FL 33325-5235

**SP 2-6-07**  
RIANO,HUGO & EVA C  
12550 SW 20 ST  
DAVIE FL 33325

**SP 2-6-07**  
ROBERTS,BRUCE D &  
ROBERTS,DAWNE E  
11901 ASHFORD LANE  
DAVIE FL 33325-5238

**SP 2-6-07**  
SCHMIDT,GEORGE O  
SCHMIDT,MARCIA A  
11900 ASHFORD LANE  
DAVIE FL 33325-5235

**SP 2-6-07**  
SCHMIDT,JUSTIN BARRETT  
SCHMIDT,MARISA A  
12070 SW 22 CT  
DAVIE FL 33325

**SP 2-6-07**  
SCHMIDT,MARK L & CELIA  
11920 SW 22 CT  
DAVIE FL 33325

**SP 2-6-07**  
SHERIDAN HOUSE INC  
4200 SW 54 CT  
DAVIE FL 33314

**SP 2-6-07**  
SHERROD,JOAN E  
12060 SW 19 CT  
DAVIE FL 33325

**SP 2-6-07**  
SINGH,INDRANIE & SISNARAIN  
2301 NW 87 AVE  
SUNRISE FL 33322

**SP 2-6-07**  
TAIT,GREGORY R & CAROL A  
12041 ASHFORD LN  
DAVIE FL 33325-5239

**SP 2-6-07**  
WEEKLEY BROS LEASING LTD  
20701 STIRLING ROAD  
PEMBROKE PINES FL 33332

**SP 2-6-07**  
WEEKLEY,DANIEL D &  
WEEKLEY,TROY L & WEEKLEY,WAYNE  
20701 STIRLING RD  
PEMBROKE PINES FL 33332

**SP 2-6-07**  
ZURK INC  
16850-112 COLLINS AVE STE 160  
SUNNY ISLES FL 33160

**Exhibit 3 (*Public Participation Notice*)**





May 10, 2007

Town of Davie Planning & Zoning Division  
5621 SW 58<sup>th</sup> Ct.  
Davie, FL 33314-7468

Re: 4.63 Acres of Vacant Parcel of land  
NOTICE OF PUBLIC HEARING

Dear Property Owner:

Please be advised, that on Monday May 14, 2007 and Wednesday May 16, 2007, we will be at the Pillar Consultant's Conference Room at 6:30 p.m. (located at 5230 S University Dr., Suite 104, Davie, FL 33328) to discuss the proposed improvements to the subject parcel of land. We will have plans of the proposed Community Facility development (consisting of a church) and be ready to answer any questions you may have and will listen to any suggestions.

Sincerely,

Pillar Consultants, Inc.

Jason Wilson  
Project Engineer

Enclosures: Proposed Site Plan  
Zoning & Aerial Map  
Future Land Use Map  
Meeting Location Map

Cc: Town of Davie Planning Division

**General Contracting • Design/Build • Construction Management  
Consulting Engineers • Planners • Surveyors**

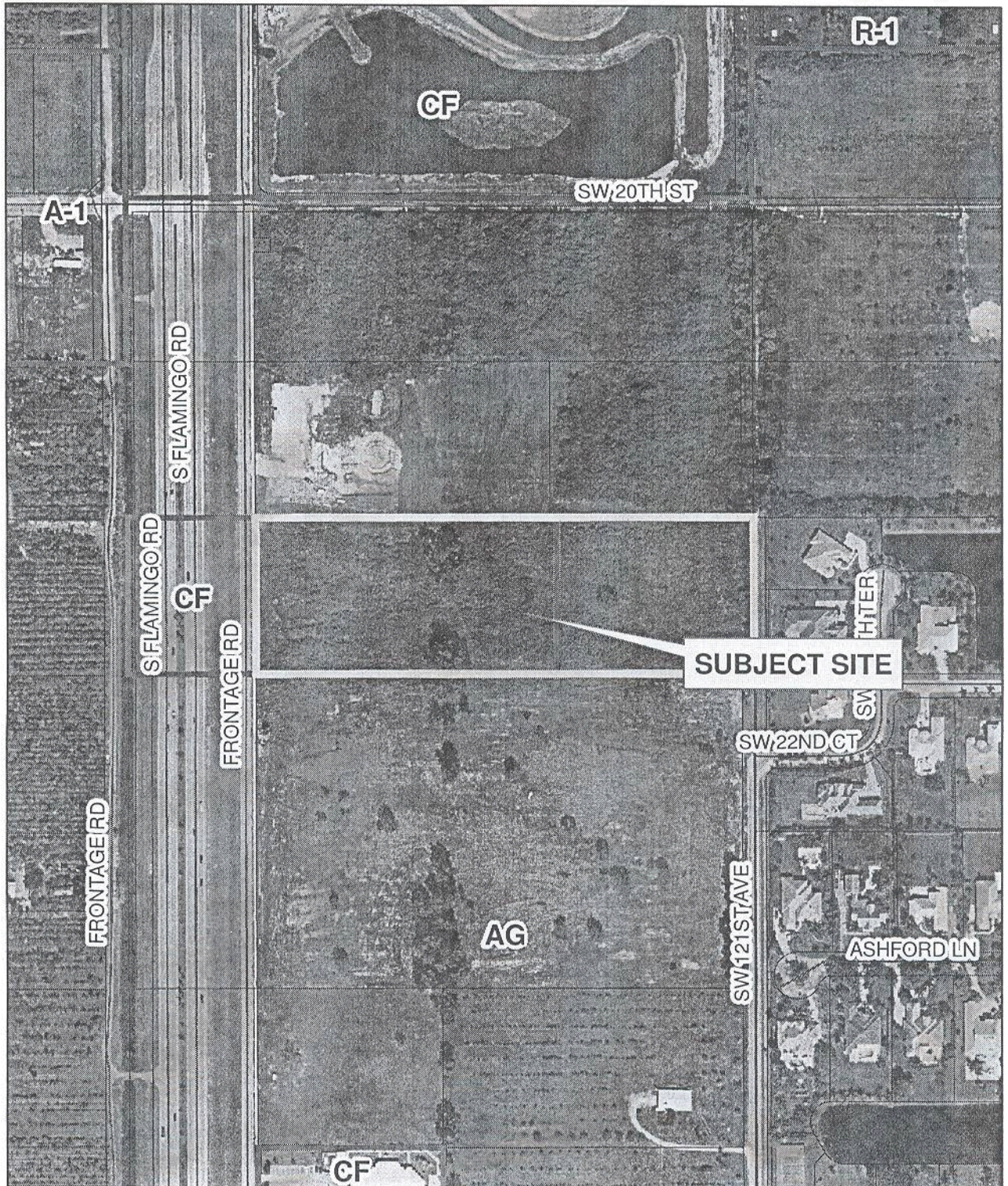
5230 SOUTH UNIVERSITY DRIVE, SUITE 104 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323



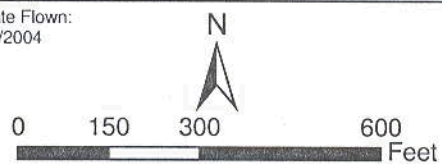








Date Flown:  
12/2004



Prepared by the Town of Davie GIS Division

Site Plan  
SP 2-6-07  
Zoning and Aerial Map

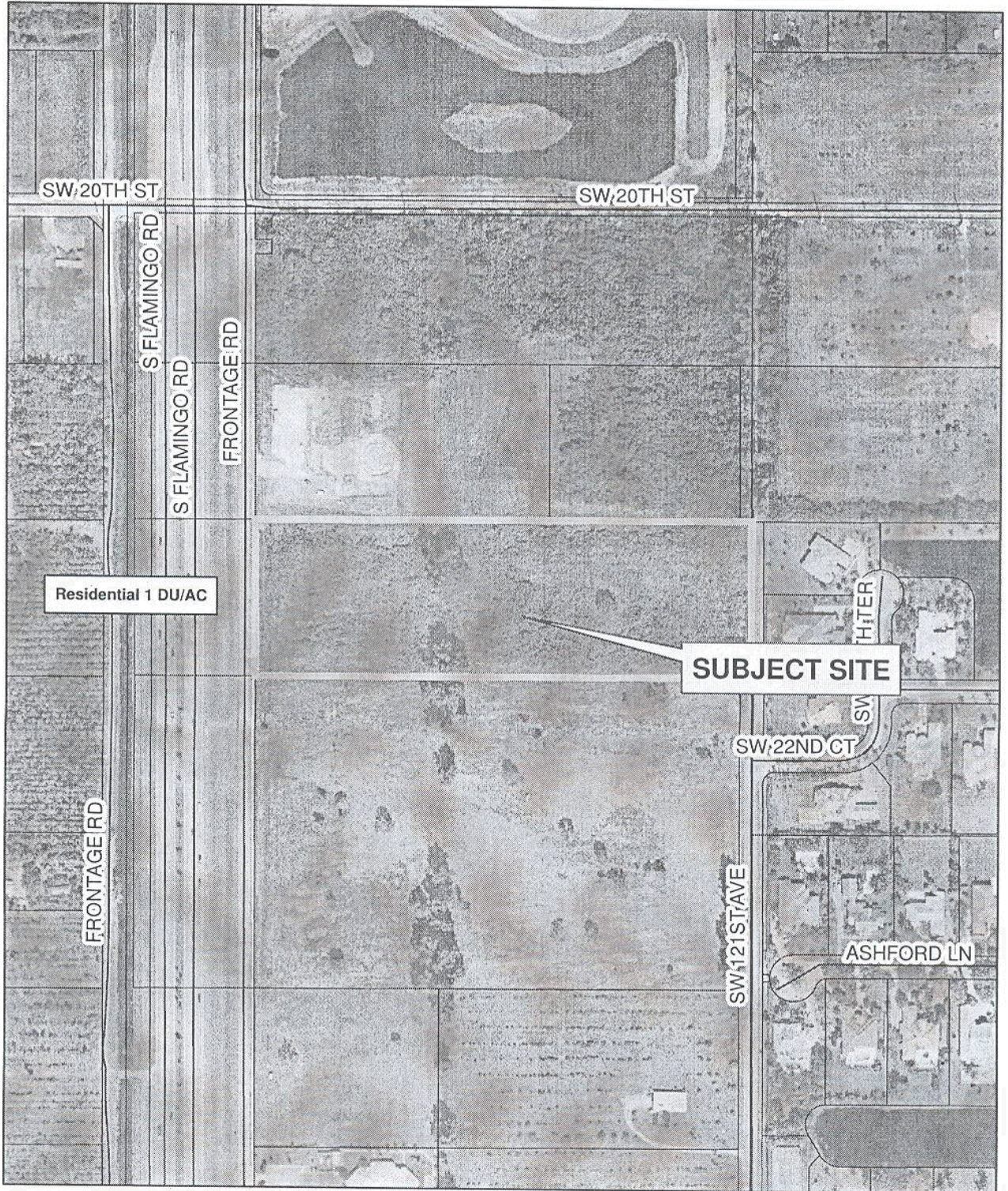
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Date Prepared: 5/3/07



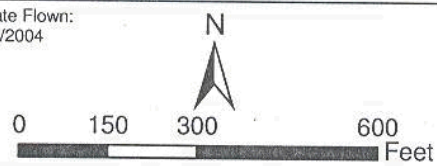








Date Flown:  
12/2004



Prepared by the Town of Davie GIS Division

Site Plan  
SP 2-6-07  
Future Land Use Map

Prepared by: ID  
Date Prepared: 5/3/07







5230 S University Dr  
Davie FL  
33328-5319 US

**Notes:**

Pillar Consultants, Inc.  
5230 S. University Dr.  
Suite 104  
Davie, FL 33328  
(East side of University Dr.)

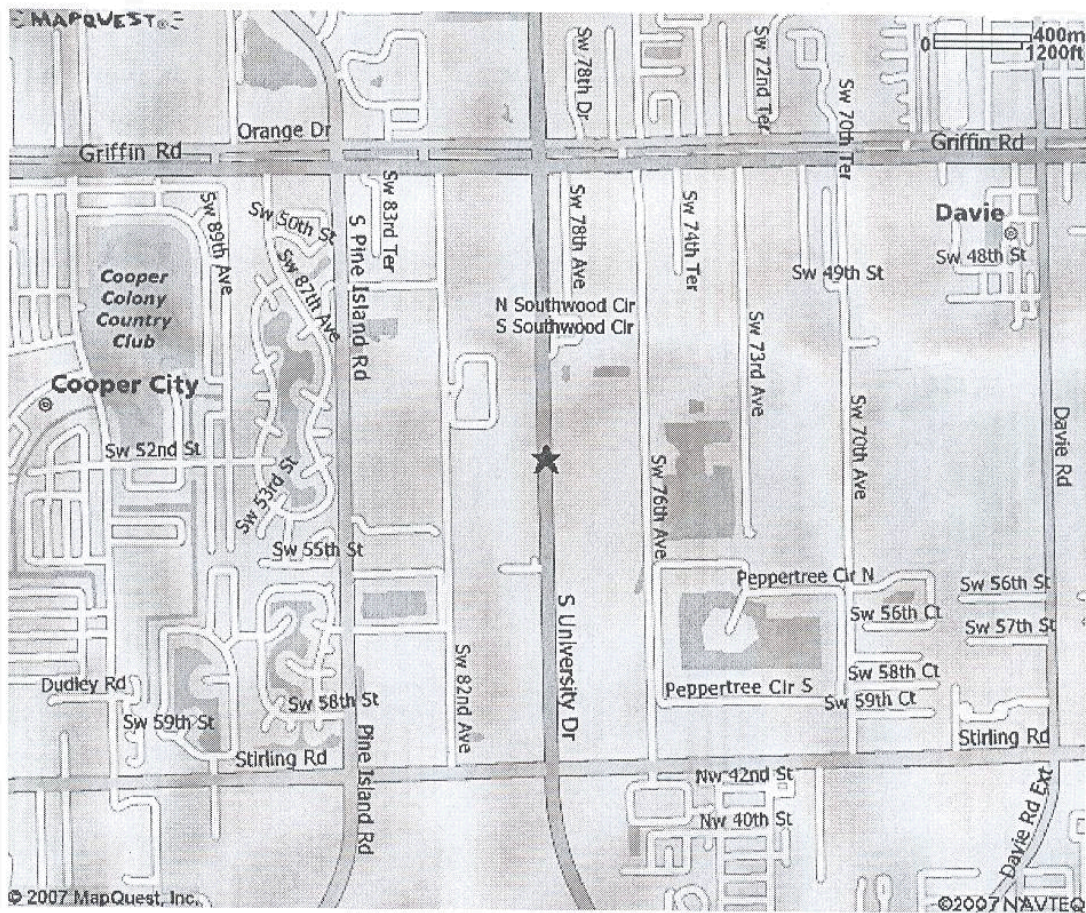
## Save Ink!

Send maps and directions  
to your mobile phone

**Try it Now!**



MAPQUEST.  
MOBILE



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**Exhibit 4 (*Public Participation Sign-in Sheets*)**

**N/A**

**Exhibit 5 (*Public Correspondence*)**

**N/A**

**Exhibit 6 (*Public Participation Summary/Report*)**



# PILLAR CONSULTANTS INC.

May 18, 2007

Lic. #QB-0015697

Mr. David Abramson,  
Acting Deputy Planning & Zoning Director  
Town of Davie Planning & Zoning Division  
6591 S.W. 45<sup>th</sup> St.  
Davie, FL 33314

Re: **HAN-MI BAPTIST CHURCH**  
Citizen Participation Plan Report and Mailing Certification  
Pillar Job No. 04023

Dear David:

As required by Davie Ordinance No. 2004-31, we are reporting on the results from the Public Participation Plan. Pillar Consultants, Inc. certifies that all residents and/or property owners (list provided by the Town of Davie) were notified via regular mail prior to the 1<sup>st</sup> meeting.

The first meeting was held on May 14, 2007, 6:30PM., at the conference room located at 5230 S. University Drive, Suite 104, Davie, Florida 33328. No one showed up to this meeting so, the meeting was adjourned at 7:15PM. The second meeting was held on May 16, 2007, 6:30PM at 5230 S. University Drive, Suite 104, Davie, Florida 33328. No one showed up to this meeting so, the meeting was adjourned at 7:00PM.

Since no one showed up to the meetings, it is assumed that there were not any citizen concerns.

In conclusion, we hope that the above satisfies the requirement of the public participation ordinance with regard to the site plan review process. If you have any questions or concerns, please call me at your earliest convenience.

Sincerely,

**PILLAR CONSULTANTS, INC.**

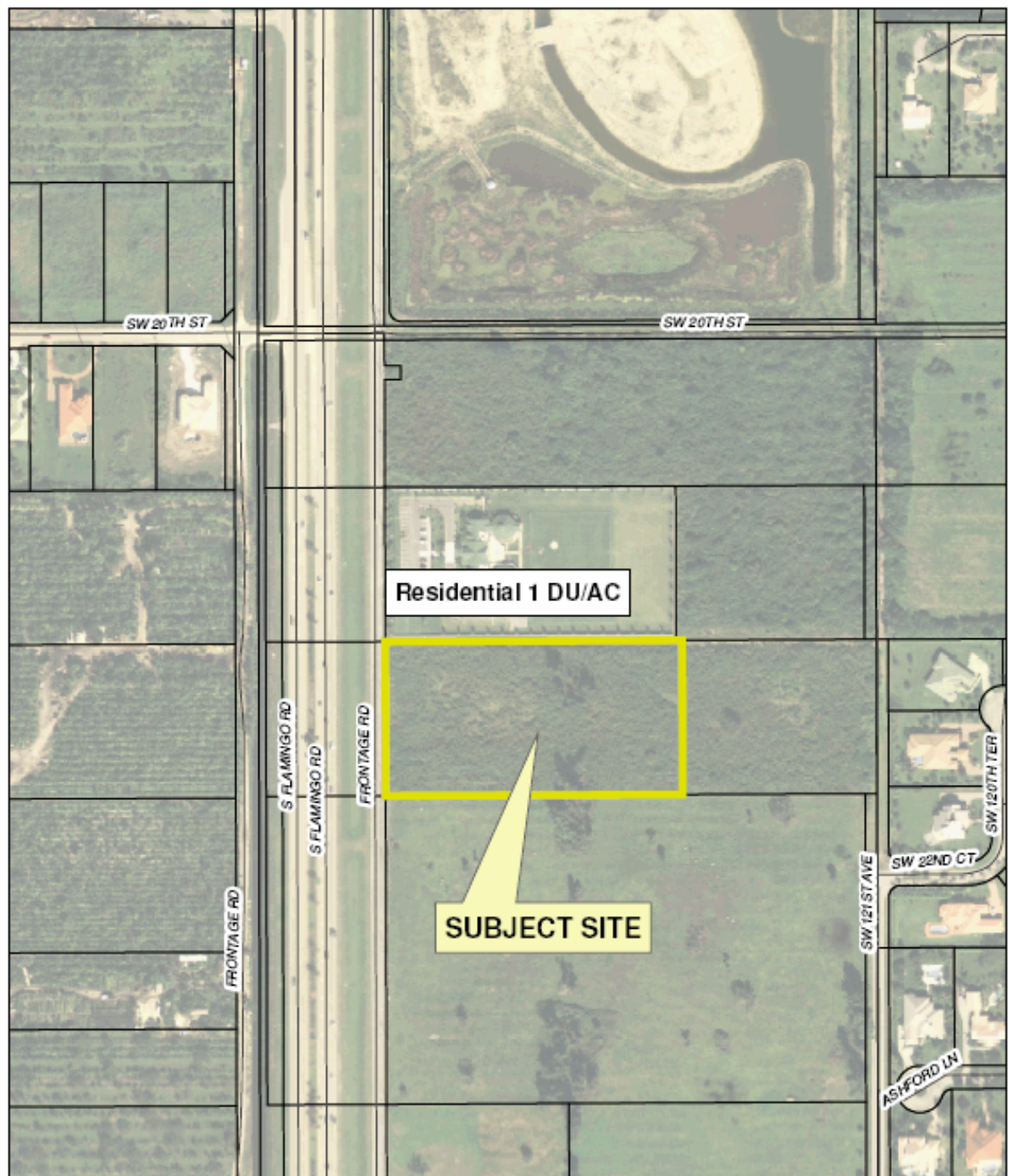


Jay C. Evans, P.E.  
President

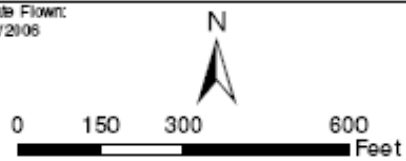
**General Contracting • Design/Build • Construction Management  
Consulting Engineers • Planners • Surveyors**

5230 SOUTH UNIVERSITY DRIVE, SUITE 104 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323

**Exhibit 7 (*Future Land Use Map*)**



Date Flown:  
12/29/06



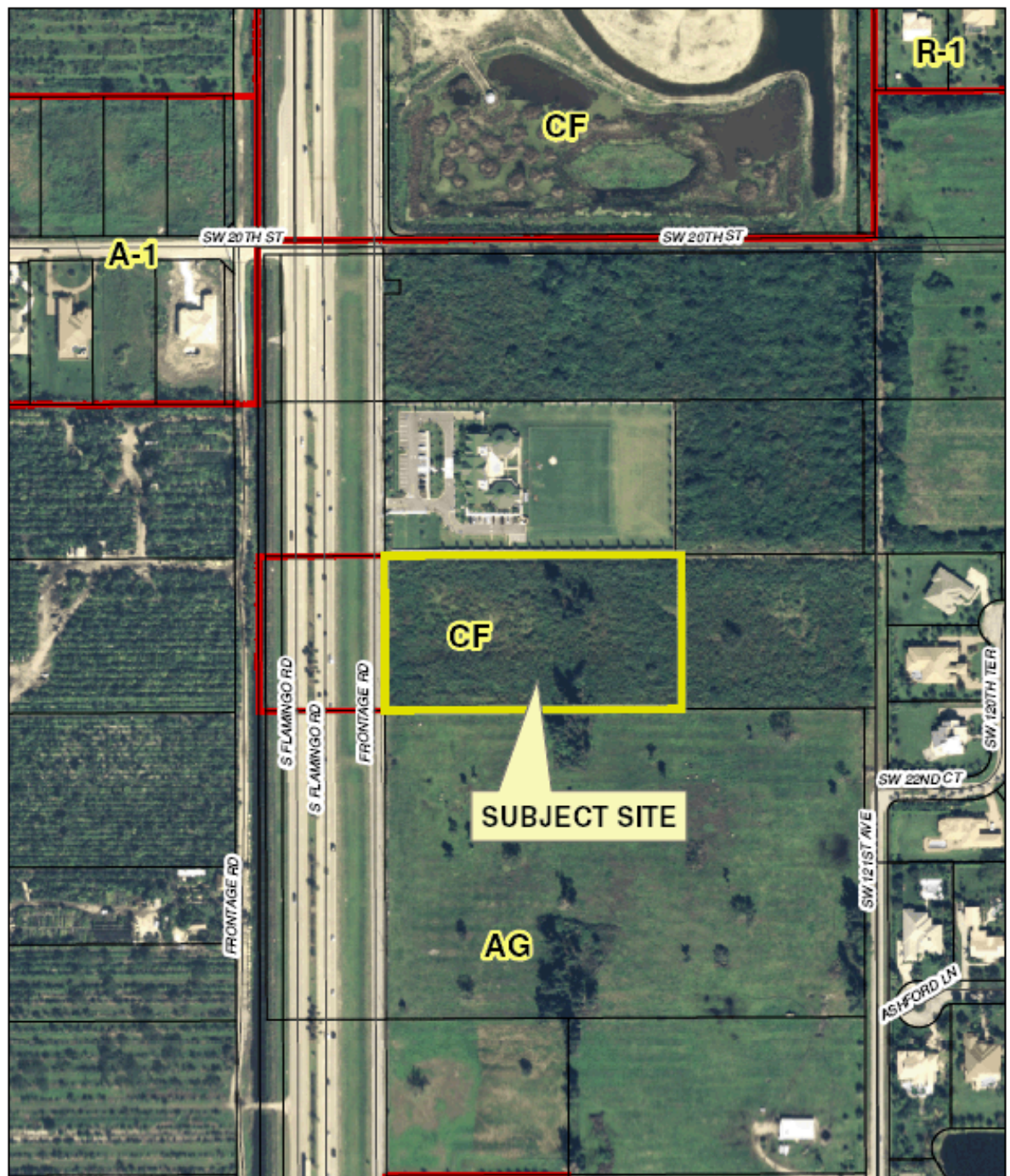
Prepared by the Town of Davie GIS Division

## Future Land Use Map

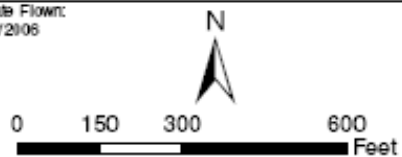
Prepared by: ID  
Date Prepared: 12/5/07



**Exhibit 8 (*Aerial, Zoning, and Subject Site Map*)**



Date Flown:  
12/2/06



Prepared by the Town of Davie GIS Division

## Zoning and Aerial Map

Prepared by: ID  
Date Prepared: 12/5/07

